

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF AD/TEMP ASSOCIATES  
FOR 445-447 AND 457 ADAMS STREET AND  
3-15 TEMPLETON STREET, DORCHESTER;

APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS,  
RIGHT OF ENTRY FOR SITE PREPARATION AND PROPOSED  
TRANSFER OF 445-447 AND 457 ADAMS STREET

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WHEREAS, the Boston Redevelopment Authority, on May 1, 1980, has determined that the development of 445-447 and 457 Adams Street and 3-15 Templeton Street (hereinafter referred to as "Project Area"), constituted an Urban Renewal "Project" within the meaning of Section 1 of Chapter 121A of the Massachusetts General Laws and has been duly reviewed and approved in full compliance with local, state and federal laws.

WHEREAS, AD/Temp Associates has submitted a satisfactory proposal for the development of the Project into 74 residential apartments for elderly and handicapped persons, pursuant to Department of Housing and Urban Development's Neighborhood Strategy Area, Section 8 Rehabilitation Program; and

WHEREAS, The Boston Redevelopment Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as Amended, with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Ad/Temp Associates be and hereby is finally designated as Redeveloper of 445-447 and 457 Adams Street and 3-15 Templeton Street, Dorchester.
2. That it is hereby determined that Ad/Temp Associates possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Ad/Temp Associates for the development of 445-447 and 457 Adams Street and 3-15 Templeton Streets conform in all respects to the Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impair-



ment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed for disposition of 445-447 and 457 Adams Street and 3-15 Templeton Street to Ad/Temp Associates, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

8. That the Director be and hereby is authorized to grant to the Ad/Temp Associates a temporary license to enter upon 445-447 and 457 Adams Street for the purpose of site preparation; said License shall be terminable at will by either party, upon written notice to the other party; shall contain a clause indemnifying the Authority from all claims and damages and shall include an additional clause, naming the Authority as additional insured and such other and proper terms and provisions as the Director shall deem proper and in the best interests of the Authority.

JUNE 19, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FINAL DESIGNATION OF REDEVELOPER FOR 445-447 and 457 ADAMS STREET  
AND 3-15 TEMPLETON STREET, DORCHESTER; LICENSE FOR EARLY ENTRY

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The U.S. Department of Housing and Urban Development approved a City of Boston request for Section 8 subsidy funds under the Neighborhood Strategy Area Program. This program allows the City to choose both the sites and the developers.

Seventy-four (74) units of Section 8 Subsidy funds for the elderly were available in Dorchester and 445-447 and 457 Adams Street and 3-15 Templeton Street were targeted for rehabilitation under this program.

On July 19, 1979, the Authority approved the tentative designation of Peabody Construction Co., Inc., as Redeveloper of 445-447 and 457 Adams Street, and on August 23, 1979, also approved the tentative designation of Peabody Construction Co., Inc., as Redeveloper of 3-15 Templeton Street, land and buildings that they own, both for elderly housing under the Neighborhood Strategy Area Program.

On May 1, 1980, the Authority adopted a Report and Decision concerning the 121A Application of Ad/Temp Housing Corporation, a wholly-owned subsidiary of Peabody Construction Co., Inc., to be general partner of Ad/Temp Associates. The Limited Partnership formed under MGL C. 121A, for the rehabilitation of 74 units of elderly housing on Adams and Templeton Streets.

The final plans and specifications have been approved by our Department of Urban Design and the Redeveloper is ready to begin work immediately.

It is, therefore, recommended that the Authority:

- 1) Adopt the attached Resolution, designating Ad/Temp Associates as Redeveloper of 445-447 and 457 Adams Street and 3-15 Templeton Street, and that the final working drawings and specifications be approved; and
- 2) Authorize the Director to execute a license for early entry for site preparation.

An appropriate resolution is attached.

Attachment